

Former Arby's

220 E Round Grove Rd | Lewisville, TX 75067

Retail Leasing
Opportunity

Leasing Brochure



MATTHEWS™

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Project Highlights

±3,072 SF
Available

±30,439 VPD
Hwy 3040

±15,869 VPD
Macarthur Blvd

- Rare Freestanding QSR w/ Drive-thru available for lease
- Anchored by Walmart Supercenter that ranks in top 5% in annual visits (per AlphaMaps)
- Space Available 11/1/2026
 - Tenant still operating until 10/31
 - Do Not Disturb
- Positioned at a signalized intersection on one of the highest-traffic retail corridors in the DFW metroplex
- Has multiple points of access including cross access to Walmart Parking lot

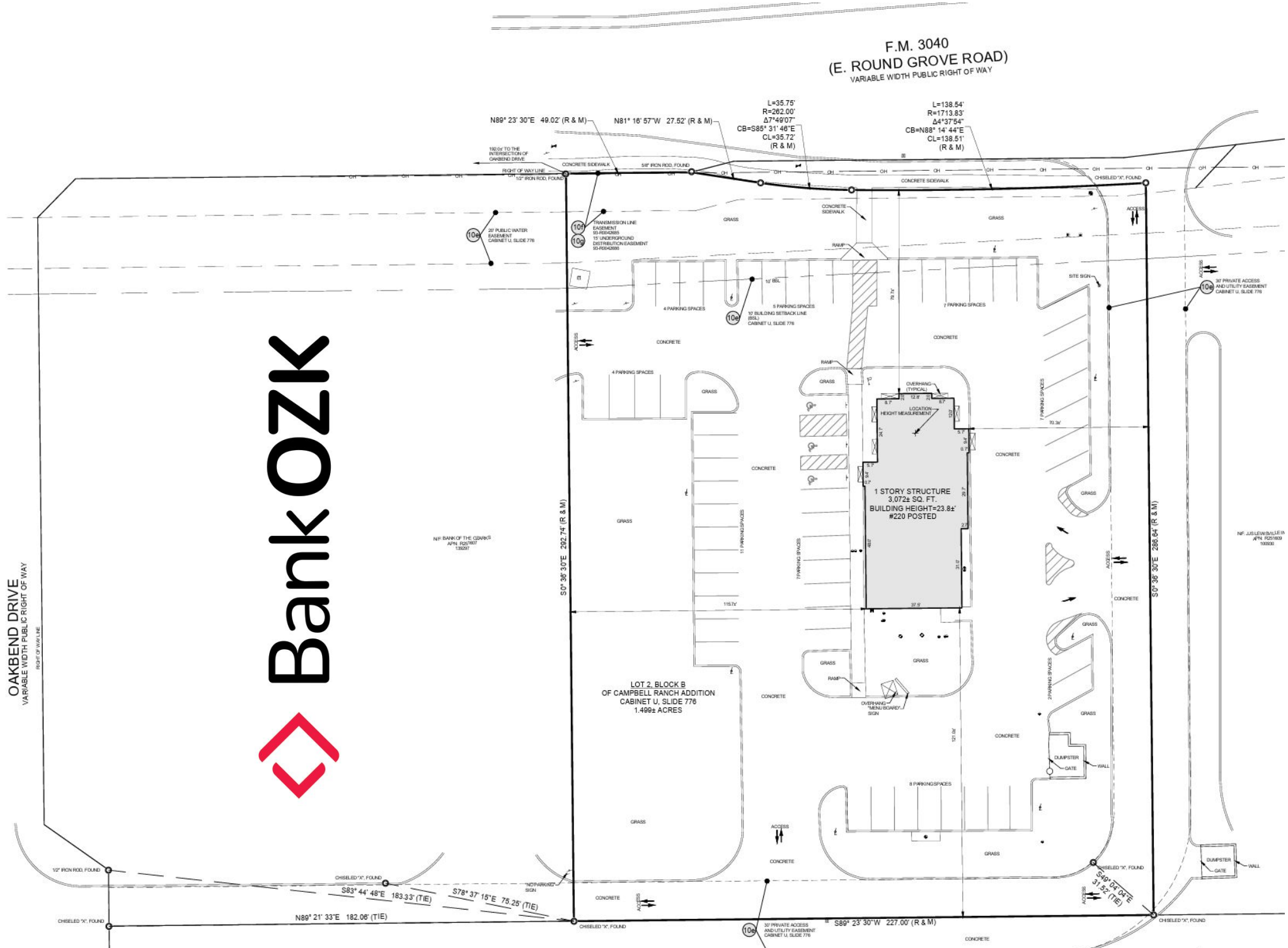


Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	21,967	98,554	230,181
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,599	39,423	92,457
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$104,140	\$142,320	\$148,993

Nearby Retailers





Former Arby's For Lease


MATTHEWS™

220 E Round Grove Rd

Lewisville, TX 75067



 **Bridges at Oakbend**
±426 Units

 **Arboretum at Lewisville**
±300 Units



Subject Property

3040
± 30,439 VPD

121
± 41,062 VPD

MURPHY USA


Bank OZK


WhiteWater EXPRESS
CAR WASH

Walmart
Supercenter
Top 5% of National Locations
Source: AlphaMap

SAGER
ELECTRONICS
Electronic parts supplier
±100 Employees

 **Chapel Hill Apartments**
±300 Units

Former Arby's For Lease

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Artificial Centerline ± 48,172 VPD

Rockbrook Creek
±342 Units

Saratoga
±440 Units

HONDA

TARGET **DICK'S**
SPORTING GOODS
crumbl cookies TRUIST KFC

Crescent Cove at Lakepointe
±372 Units

Vista Ridge Village

Wendy's
Chevron

HOBBY LOBBY **Total Wine & MORE** **PANDA EXPRESS**
Burlington **Michael's** **Bath & Body Works**
DOLLAR TREE **OfficeMax** **SKECHERS**

INTERSTATE 35E

PET SMART
Marshalls
HIBBETT SPORTS
AT&T
THE VITAMIN SHOPPE

Jason's deli **Dutch Bros**
7-ELEVEN **Jack in the box**

Emery Bay at Lakepointe
±360 Units

Hebron 121 Stagtion
±1,817 Units

3040 ± 30,439 VPD

The Vista Shopping Mall

Dillard's **DAVID'S BRIDAL**
CINEMARK **ZIONMARKET** **CITITRENDS**

Lakepointe Crossing
LAUNCH **SPEC'S** **THE PICKLR**
at home **CHUCK E. CHEESE** **SPRINT**

TOWNEPLACE SUITES **Comfort**
MARRIOTT **Residence Inn** **SPRINGHILL SUITES**
BY MARRIOTT

Sam Rayburn Tollway ± 179,633 VPD

Subject Property

MacArthur Blvd ± 15,869 VPD

INTERSTATE 35E

± 181,224 VPD

Walmart Supercenter
Top 5% of National Locations
Source: AlphaMap

Estates at Vista Ridge
±372 Units

Vista Ridge Plaza
petco **HALF PRICE BOOKS** **SONIC**
Schlotzsky's **ROSS** **DSW** **Dominos Pizza**
DRESS FOR LESS **DESIGNER SHOE WAREHOUSE**

Limestone Ranch
±252 Units

The Pointe at Vista Ridge
±300 Units

LA FITNESS **CHIPOTLE**
TWIN PEAKS **Guitar Center** **BJS**
BEST BUY **RESTAURANT**

COSTCO WHOLESALE



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The Vista Shopping Mall

Dillard's CINEMARK DAVID'S BRIDAL
ZIONMARKET CITITRENDS

LOWE'S

Subject Property

Walmart Supercenter
Top 5% of National Locations
Source: AlphaMap

Walmart Supercenter
Top 4% of National Locations
Source: AlphaMap

TRADER JOE'S
CAVA ciccis

TEXAS INSTRUMENTS
Manufacturer

Grapevine Mills

Burlington Marshalls AMC
SEPHORA Saks Fifth Avenue VANS
ROUND1 VICTORIA'S SECRET
H&M OLD NAVY Foot Locker 5's
five BEL'W carter's

±1 M Annual Visitors

GAYLORD TEXAN®

Corporate Office
SAMSUNG

Valley Ranch in Irving
±2,400-acre master-planned community
Valley Ranch contains about 2,500 residential units

amazon
Warehouse

Walmart Supercenter
Top 8% of National Locations
Source: AlphaMap

amazon
Warehouse

StateFarm
Operations Center

sam's club
KOHL'S

Dallas Fort Worth International Airport
±10 Miles Away

3040

±30,439 VPD

121

±113,000 VPD

635

±107,240 VPD

35E

±190,810 VPD

635

35E



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **220 E Round Grove Rd, Lewisville, TX, 75067** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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